

FOR SALE

Plot 14 - The Goshawk Charles View, Shrewsbury, SY5 6QT



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Price Guide £280,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A most impressive and generously proportioned semi detached house, built to an excellent specification, set with driveway parking and easily maintained lawned gardens, in this convenient and sought after location.




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Shrewsbury Sales
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Close to town amenities.



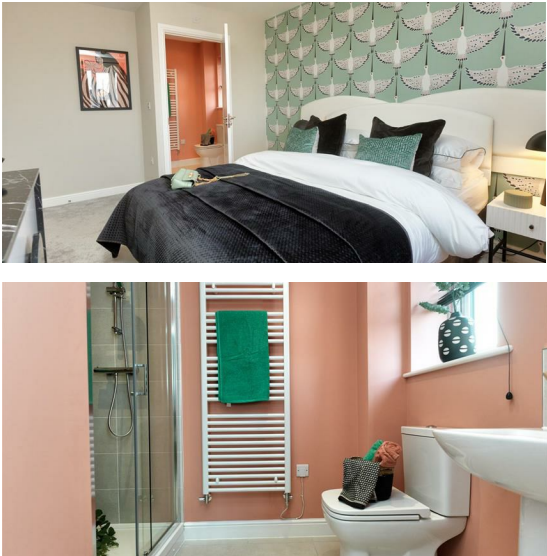
2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 856 sq ft
- 10 year New Home Warranty
- Excellent specification
- Driveway parking
- Patio and lawned gardens
- Solar PV Panels and Air Source Heat Pump

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge, continue on through Abbey Foregate and up to the Column Roundabout. Take the second exit along London Road and proceed past Shrewsbury College and the Charles View Development will be identified after a short distance on the left hand side.

SITUATION
Charles View is a superb new build development, positioned to the south easterly side of the town. The development sits in a highly desirable residential area just off London Road, with a number of amenities close by, which include shops, Shrewsbury College and Prestfelde Preparatory School. Shrewsbury town centre is easily accessible and provides a comprehensive shopping centre, range of social and leisure facilities, together with a rail service. Commuters have excellent access from London Road directly onto the A5, which links through to the M54 motorway to Telford and there on to the West Midlands Conurbations.

DESCRIPTION
Plot 15 s a most impressive and appealing semi detached house, providing attractively appointed accommodation. The property boasts a number of features including: Air source heating, Underfloor heating to the ground floor, Electrical car charging point, and Solar PV panels.

The ground floor offers a reception hall, living room and feature open plan kitchen diner, with twin double glazed french doors leading out to the rear gardens. Also to the ground floor is a useful guest WC. To the first floor, there are two sizable bedrooms, both served by the family bathroom. Outside, there is a generous block paved driveway parking area, whilst the gardens, which are predominantly positioned to the rear, offer a patio seating area adjoined by flowing lawns.

ACCOMMODATION
Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL
Staircase rising to first floor with understairs store area.

LIVING ROOM
12'5" x 12'1"

GUEST WC
6'2" x 4'7"

KITCHEN DINER
15'5" x 10'2"
Providing an attractive and extensive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl stainless sink unit and drainer, with mixer tap over. Integrated Beko dishwasher, Integral Beko electric oven and grill with four ring Beko electric hob unit and extractor hood over. Part ceiling downlighters. Built in fridge freezer. Twin glazed twin glazed French doors to rear garden.

FIRST FLOOR LANDING
With built in storage cupboard, access to loft space. Airing cupboard housing the pressurised hot water cylinder.

BEDROOM ONE
15'5" x 10'2"

BEDROOM TWO
11'9" x 15'5"

BATHROOM
6'10" x 8'6"

OUTSIDE
The property is approached through a tarmacadam entrance, shared with the neighbouring two properties, which then extends onto a lovely block paved driveway, with space for circa two vehicles and an Electric car charging point.

THE GARDENS
To the front, the gardens offers a neat section of lawn with low maintenance gravelled and barked borders. A flagged path and timber gateway gives access down the side of the property, leading to the rear where there is a flagged patio seating area with adjoining flowing lawns. External cold water tap, external power point.

GENERAL REMARKS

ABOUT THE DEVELOPER
Cornovii are a Shropshire based developer, with the objective of building beautifully deigned homes to a high specification, utilising systems that are sustainable. Charles View is an innovative development, which will no doubt produce excellent and wide market appeal, providing a mixture of two, three and four bedroom homes.

AGENTS NOTE
The majority of the internal photos are of the show home (Kestrel design), these are combined with accurate external and certain internal photos of each plot.

It should be noted that the suites/fittings to the kitchen/WC and bathroom have not been installed. Prospective purchasers have the opportunity to discuss and choose these with the developer.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Air Source Heating. None of these services have been tested.

VIEWINGS
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